

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-32103 - APPLICANT/OWNER: LAS VEGAS VALLEY
WATER DISTRICT**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estates) to C-V (Civic) on 0.17 acres at 4501 West Bonanza Road. The subject property currently functions as a well head and appurtenant facilities for the Las Vegas Valley Water District. The applicant is requesting this zone change in order to allow conformance with the General Plan land use designation of PF (Public Facilities) and for future modifications planned for the site. As this Rezoning request will bring the zoning of the site into conformance with the General Plan, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
There are no relevant related City actions associated with this parcel.	
<i>Related Building Permits/Business Licenses</i>	
There are no relevant related building permits associated with this parcel.	
<i>Pre-Application Meeting</i>	
10/15/08	A pre-application meeting was held with the applicant where the requirements for submitting a Rezoning application were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	
<i>Field Check</i>	
12/04/08	A field check was conducted by staff at the subject property. The site was noted as clean, surrounding by parking areas for the adjacent high school property and surrounded by chainlink fencing.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.17

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Las Vegas Valley Water District Facility	PF (Public Facilities)	R-E (Residence Estates)
North	Western High School	PF (Public Facilities)	R-E (Residence Estates)
South	Western High School	PF (Public Facilities)	R-E (Residence Estates)

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East	Single-Family Residences	L (Low Density Residential)	R-1 (Single Family Residential)
West	Western High School	PF (Public Facilities)	R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (140 Feet)	X		Y*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

* The subject property is located within the North Las Vegas Airport Overlay Map within the 140-foot height limitation contour. The existing structure on the subject property does not extend beyond this limitation.

DEVELOPMENT STANDARDS

Minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. There is no proposed Site Development Plan Review at this time; all development on the subject site is existing. Any future development shall require the approval of a Site Development Plan Review.

ANALYSIS

The subject site is located in the Southeast Sector of the Las Vegas 2020 Master Plan and has a current General Plan designation of PF (Public Facilities). The PF (Public Facilities) category allows for large governmental building sites and complexes, police and fire facilities, and other uses considered public or semi-public such as libraries and public utility facilities.

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This is a proposal to Rezone the site from R-E (Residence Estates) to C-V (Civic). The proposed C-V (Civic) zoning district is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the existing PF (Public Facilities) General Plan designation. This request will bring the existing use into conformance with Title 19 and the General Plan; therefore, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The existing well site at this location is permissible as a public utility facility in the C-V (Civic) zoning district, which is consistent with the PF (Public Facilities) General Plan designation.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

Pursuant to Title 19.06.020, minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a Rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The proposed Rezoning will bring the existing public utility use into conformance with both Title 19 and the General Plan.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The site is accessed by an easement through property currently owned by the School Board of Trustees. A copy of the easement has been placed in the Rezoning (ZON-32103) file for reference. The easement in turn accesses Bonanza Road, designated as a 70-foot Collector in the Master Plan of Streets and Highways, and is adequate for a public utility facility as the use generates minimal traffic.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 249

APPROVALS 0

PROTESTS 0